

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

**AMENDED Meeting Agenda
City of Warwick
Historic District Commission**

Date: November 30, 2021
Time: 6:00 p.m.
Location: Buttonwoods Conference Room
Buttonwoods Annex Building
3027 West Shore Road
Warwick, RI 02886

Call to Order

Discussion and/or Action, and/or Vote may be taken on the following items:

**Continuation
Petition NO. 245-0025-2021
Residential Solar
25 Colonial Avenue
Apponaug Village**

Project Scope

The Applicant is requesting a solar installation. The Applicant's representative has modified the original submission to address the Board's concerns regarding visibility.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City Tax Records as the Zachariah M. Andrews property a "cape-style" 1.5 story, gable structure constructed for Arthur and Alfred Verrieux in 1915.

Secretary of the Interior Standard of Review-Solar Technology

Standard No. 1: It is recommended to install a low-profile solar devised on the historic building so that it is not visible or only minimally visible from the public right-of-way; for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right-of-way

Standard No. 2: It is recommended to install a solar device on a historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible

Standard No. 3: Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended

City of Warwick (HDC) Design Guidelines

- Screen service equipment, including solar panels, wind turbines, satellite dishes, and trash containers from public view.
- The visual impact of mechanical and electrical equipment including, but *not* limited to telecommunications devices, satellite dishes, solar panels, and air handling units should be minimized. These devices may be better located on the ground in screened locations. Installing the associated electric equipment in the basement is the preferred option.

Petition No. 291-87-2021 (formerly Lot 23)

Residential

69 Post Road

Pawtuxet Village-National Register

Window-A

Door-B

Project Scope

The Applicant is before the Board with a request for a rear sliding door and window.

The Applicant has presented a variety of window styles for review/approval.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 87) lists the property as a late Victorian-Colonial Revival; circa 1890; a 1.5 story; cross-gable; shingle; small simple house; with Colonial Revival entrance pediment in cross gable section with an early-mid 20th century garage 1 bay; end-gable; vertical-boards; with overhead door to side.

Secretary of the Interior Standard of Review

Standard No. 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard No. 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

Standard No. 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard No. 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard No. 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard No. 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

City of Warwick (HDC) Design Guidelines

Preserve Character Defining Features

- Avoid removing or altering any historic material or significant and authentic architectural features.
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.
- Examples of historically significant architectural features are building cladding materials (decorative wood shingles, wooden clapboards); wooden doors, doorways and porches; wooden window frames, sash, and window trim; masonry walls and features; eave brackets, gable barge boards, and decorative railings and trim; as well as brick and stone chimneys. Other significant elements may be the overall building form, roof shape and materials, and finish.

Minimize Intervention, Repair Rather Than Replace

- Repair deteriorated historic architectural features rather than replace them wherever possible.
- Match the original construction material. A missing wooden feature should be replaced with wood. A missing stone feature should be replaced with stone. A substitute (in-kind) material may be acceptable on a case by case basis if the form and design of the substitute conveys the same visual appearance of the original and the feature is hard to access and prone to water damage, weathering, and rot.
- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.
- In replacing newer, non-historical materials or elements that have been substituted or original material, the design of the replacement work and materials should be substantiated by physical and/or pictorial evidence of original materials whenever feasible. If documentation of original design does not exist, a new compatible design may be used.

- Use building materials similar to those employed historically, although hard-to-maintain architectural features.

Common Repair/Replacement Issues

- Treating wood with a high-pressure application of chromated copper arsenate can protect against rot and insect damage, and can also prolong the life of paints, stains and water repellents.
- Pressure-treated lumber should be used when replacing wooden elements that are prone to decay, such as structural elements or those features that touch the ground.

Windows

- The number, location, size and glazing patterns of original windows, as well as unique features such as curved or bent glass, stained glass, leaded glass and unusual shapes, should be retained and preserved wherever possible.
- If storm windows are used, they should not obscure original window proportions. Triple-track wood or aluminum storm windows are usually acceptable because they provide adequate insulation, help owners retain original window sash and casings, and are easily reversible. New replacement storm windows may be added to the interior or the exterior to provide weather-proofing and insulation matching that obtained by double glazing or insulated window units, provided they are sufficiently ventilated to prevent moisture build on the inside. Fabric storm panels may be approved provided they are hung rather than roll-up.
- Where replacement of severely deteriorated historic window sash is warranted, replacement sash matching the original single-glazed sash is the preferred treatment. This will not require costly removal of the original window casings or storm windows. Replacement in-kind of the window sash with new sash and rehabbed jambs is preferred over replacement of the entire window unit. This alternative retains the original window opening, casing, and exterior trim. Replacing historic window sash may be appropriate provided the condition of the existing historic window sash is beyond repair and the replacements meet, as closely as possible, the historic window sash dimensions. A detailed evaluation of the state of deterioration of the historic windows along with detailed product information and a window sash sample must be provided for an evaluation of the appropriateness of such a request.
- Where entire replacement of window casing and window sash is proven by the applicant to be warranted due to extreme weathering and subsequent severe deterioration of the historic window sash, jambs, sills, and casings, or if replacement of non-historic windows and casings in place on the building (including non-historic storefront windows) is desired, such replacement window units may be appropriate if the historic dimensional character is replicated, including the window trim, sash dimensions, glass size, muntin bar width and reveal, exterior putty bevel, and rail and style dimensions. The replacement windows (units) may have simulated divided lights (if appropriate) and have thermal glazing. Also of importance is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and rake of the window sill. This guideline is also to be followed for the addition of any new windows on a historic building or its additions. The

placement of any new windows must be documented by historical evidence and be in scale, dimension, and rhythm with the existing historical window

Doors and Entrances

- Maintain the historical character and orientation of the building entrance(s).
- The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.
- Preserve original doors and doorway enframements, which contribute to the historical character. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of new materials matching the design character of the original.

Petition No. 291-50-2021
Residential
141 Post Road
Pawtuxet Village-National Register
Window-A
Door-B
Window Removal-C

Project Scope

The Applicant is before the Board with a request for the following: ENTRANCEWAY DOOR: Replace the existing unit with a new painted clad door. New door to match historic 6 light window configuration; GARAGE DOOR: Replace the existing non-historic unit with new painted clad custom door and hinges; WINDOWS: Replace the existing windows with new all wood 2 over 2 light units (Pella). Lights to be single divided light; **Note: The two windows (Units #E & #F) on the rear East facade will be removed due to the close proximity of the abutting property. The current windows are non-historic vinyl clad units;** FOUNDATION/FRAMING: Repair foundation and framing as needed in order to structurally reinforce the building.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 91) lists the property as an early Mansard Bracketed Victorian; circa 1798; the Col. William Rhodes House; a 2.5 story; hip; clapboard; 5-bay facade, central-entrance Federal Period house; with four paired end chimneys, slayed window lintels, and projecting gable portico over fanlighted entry. William Rhodes, together with his brother Christopher Rhodes were co-founders of C & W Manufacturing Company, a textile firm and the Pawtuxet Bank. He had this house built as his residence. Shed, early-mid 20th; 1 story; hip; clapboard

Secretary of the Interior Standard of Review

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Standard No. 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard No. 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard No. 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard No. 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Warwick (HDC) Design Guidelines

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Minimize Intervention, Repair Rather Than Replace

- Repair deteriorated historic architectural features rather than replace them wherever possible.

- Match the original construction material. A missing wooden feature should be replaced with wood. A missing stone feature should be replaced with stone. A substitute (in-kind) material may be acceptable on a case by case basis if the form and design of the substitute conveys the same visual appearance of the original and the feature is hard to access and prone to water damage, weathering, and rot.
- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.
- In replacing newer, non-historical materials or elements that have been substituted or original material, the design of the replacement work and materials should be substantiated by physical and/or pictorial evidence of original materials whenever feasible. If documentation of original design does not exist, a new compatible design may be used.
- Use building materials similar to those employed historically, although hard-to-maintain architectural features.

Common Repair/Replacement Issues

- Treating wood with a high-pressure application of chromated copper arsenate can protect against rot and insect damage, and can also prolong the life of paints, stains and water repellents.
- Pressure-treated lumber should be used when replacing wooden elements that are prone to decay, such as structural elements or those features that touch the ground.

Windows

- The number, location, size and glazing patterns of original windows, as well as unique features such as curved or bent glass, stained glass, leaded glass and unusual shapes, should be retained and preserved wherever possible.
- If storm windows are used, they should not obscure original window proportions. Triple-track wood or aluminum storm windows are usually acceptable because they provide adequate insulation, help owners retain original window sash and casings, and are easily reversible. New replacement storm windows may be added to the interior or the exterior to provide weather-proofing and insulation matching that obtained by double glazing or insulated window units, provided they are sufficiently ventilated to prevent moisture build on the inside. Fabric storm panels may be approved provided they are hung rather than roll-up.
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the existing historic window sash is beyond repair and the replacements meet, as closely as possible, the historic window sash dimensions. A detailed evaluation of the state of deterioration of the historic windows along with detailed product information and a window sash sample must be provided for an evaluation of the appropriateness of such a request.

- Where entire replacement of window casing and window sash is proven by the applicant to be warranted due to extreme weathering and subsequent severe deterioration of the historic window sash, jambs, sills, and casings, or if replacement of non-historic windows and casings in place on the building (including non-historic storefront windows) is desired, such replacement window units may be appropriate if the historic dimensional character is replicated, including the window trim, sash dimensions, glass size, muntin bar width and reveal, exterior putty bevel, and rail and style dimensions. The replacement windows (units) may have simulated divided lights (if appropriate) and have thermal glazing. Also of importance is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and rake of the window sill. This guideline is also to be followed for the addition of any new windows on a historic building or its additions. The placement of any new windows must be documented by historical evidence and be in scale, dimension, and rhythm with the existing historical window

Doors and Entrances

- Maintain the historical character and orientation of the building entrance(s).
- The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.
- Preserve historic storefront entrances where they exist. Use them as a primary entrance to the store.
- Preserve original doors and doorway enframements, which contribute to the historical character. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of new materials matching the design character of the original.

Retain Historic Accessory or Auxiliary Buildings

- Historic accessory buildings can contribute to the overall character of the principal building. Their orientation, design, materials, and architectural details should be preserved. If repairs are needed, they should be made in-kind, using the same materials, or materials that are very similar to the originals.
- An accessory building that has deteriorated beyond repair should be replaced with a design and materials that are compatible with the principal structure in siting, scale, and fenestration.

- Proposed changes to non-significant accessory structures should likewise be compatible with the character of the property and the Historic District. Accessory buildings can add to the character and charm of the neighborhood area due to their scale.

Petition No. 293-563-2021
Residential
29 South Atlantic Avenue
Pawtuxet Village-National Register
Garage Demolition

Project Scope

The Applicant is before the Board with a request to demolish the existing garage.

The Applicant would also like to informally discuss the subsequent submission for the reconstruction of a craftsman style garage.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 175) lists the property as a modern bungalow; circa 1914; the Calvin B. Wickham House; a 1.5 story hip; shingle; sidehall-plan bungalow; with hip dormers and recessed glassed in entrance porch. Garage, circa 1914 1-bay; end-gable; frame, rear.

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City of Warwick (HDC) Design Guidelines

Demolition

- Demolition of any historic structure constitutes an irreplaceable loss to the historic district and the City of Warwick. Even the demolition of a non-contributing structure, or a secondary structure such as a garage, can have serious consequences for the district as a whole. Consequently, demolition is strongly discouraged.
- Demolition of any historic structure constitutes an irreplaceable loss to the historic district and the City of WHDC. Even the demolition of a non-contributing structure, or a secondary structure such as a garage, can have serious consequences for the district as a whole. Consequently, demolition is strongly discouraged.
- Demolition proposals are reviewed on a case-by-case basis. The applicant must make a good faith effort to demonstrate that all alternatives to demolition have been evaluated (including rehabilitation, sale, adaptive reuse and relocation of the structure), and to provide both architectural and financial data to support a conclusion that demolition is the only feasible solution. The documentation requirements for demolition proposals are extensive, but complete information is necessary for the WHDC to make an informed decision.
- All demolition proposals should include information about how the site will be treated once the structure is removed. Where demolition of a primary structure is proposed, plans for development of the site with new construction should be included with the application. Replacing a building with a surface parking lot can seriously diminish the architectural integrity of historic districts and is strongly discouraged.
- Upon approval of an application for a Certificate of Appropriateness for demolition, the WHDC may require that the exterior and interior of the structure be recorded, at the owner's expense, according to the documentation standards of the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). Such records would be deposited with the WHDC.

Petition NO. 246-0218-2021

Signage

Light Industrial

65 Centerville Road-

Apponaug Village

Project Scope

The Applicant is before the Board for review and approval of proposed signage for the City Hall Annex/AAA along with required street numbering at the “sawtooth” mill. The Applicant has worked with Planning Staff to address lighting concerns and is proposing “gooseneck” lighting consistent with approvals in the area.

Planning Department Findings

The Planning Department finds that the Apponaug Walking Tour documents note the existing “sawtooth” building a part of several important mills in Apponaug, which included the Mircarter Fulling Mill of 1696, the Manchester Mill of 1809 and an 1815 mill owned by the Greene Family. In 1859 the site became the Oriental Print Works Company. The mills were reorganized in 1913 as the Apponaug Print Works/Apponaug Mill, which became the foremost, textile-finishing company in the country, being the first to produce wash-and-wear fabrics.

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City of Warwick (HDC) Design Guidelines

Signs

- All signs should be designed in conformance with the City of Warwick sign ordinance Section 800. Included are size and location limitations as well as construction materials and illumination.
- Horizontal or perpendicular sign, character-defining architectural building details should not be obscured by the size and placement of the sign.
- Building signs should be illuminated with external indirect lighting rather than internal lighting through translucent panels. External lighting should be of low lumens and appropriately shielded so as to illuminate the sign, and building façade and adjacent pedestrian areas (if appropriate). All lighting shall be dark sky compliant.

Review of Design Guidelines

Mr. Carroll will present the Board with the finalized Draft Design Guidelines

Meeting Minutes

Adjournment